

CITY OF BEAVERTON

BOARD OF DESIGN REVIEW

FINAL AGENDA

BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

FEBRUARY 14, 2002

6:30 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

March 13 Work Session

OLD BUSINESS

CONTINUANCE

1. BDR2001-0145 - SW 170TH AVENUE & BASELINE ROAD APARTMENTS

(Continued from December 13, 2001)

Applicant requests Design Review approval to construct a 120-unit apartment complex. The proposal will include the construction of twenty buildings, an access road, lighting, and associated landscaping. The Board of Design Review, during a public hearing, will review the overall design of this request including buildings, landscaping, street layout, and lighting design. In taking action on the proposed development, the Board shall base its decision on the approval criteria listed in Section 40.10.15.3.C. The development proposal is located at on 16880 SW Baseline Road; Washington County Assessor's Map 1S1-16DA on Tax Lot 500. The affected parcel is zoned Station Community – Mixed Use (SC-MU) and are approximately a total of 3.4 acres in size.

NEW BUSINESS

PUBLIC HEARINGS

1. BDR2001-0198 - BEAVERTON SCHOOL DISTRICT PROPOSED TRANSPORTATION AND SUPPORT CENTER

(Request for continuance to March 14, 2002)

A Design Review application has been submitted for development of a transportation and support center for storing and maintaining Beaverton School District buses. The Beaverton School District plans to store and maintain approximately 130 large busses and 70 small buses in a new parking lot to be located north of the existing building on-site. The School District also plans to add approximately 185 new parking spaces west of the existing building for employees and visitors. The existing building would remain on-site but would be remodeled to create maintenance bays for buses and administration offices for staff. The development site is generally located south of NW Twin Oaks Drive, east of NW 167th Place and north of Willow Creek. The site can be specifically identified as Tax Lots 200, 300, 400, and 900 on Washington County Assessor's Map 1N1-31AD. The site is zoned Light Industrial (LI) and is approximately 13.84 acres in size. Within the Light

Industrial zone, transit storage and auto service, major and minor, within enclosed buildings, are permitted outright.

2. VOICESTREAM MONOPOLE AT SW 1st STREET

(Request for continuance to March 28, 2002)

The proposed development is generally located on the south side of SW 1st Street, between SW Angel Avenue and SW Watson Avenue. The development site can be specifically identified as 12650 SW 1st Street, Tax Lot 4200 of Washington County Tax Assessor's Map 1S1-16AD. The affected parcel is zoned Regional Center – Old Town (RC-OT) and totals approximately 0.11 acres in size.

BDR2001-0179: Type III Design Review

Request for Design Review approval for the construction of a 60-foot monopole in the design of a flagpole with associated equipment cabinets and landscaping. In taking action on the proposed development, the Board of Design Review shall base its decision on the approval criteria listed in Section 40.10.15.3.C.

3. BDR2001-0196 - HENRY STREET EXTENSION PROJECT

(Request for continuance to February 28, 2002)

The applicant requests Design Review approval for the extension of the SW Henry Street right-of-way between SW Cedar Hills Boulevard and SW Rose Biggi Avenue. The Board of Design Review, during a public hearing, will review the overall design of this request including landscaping, street layout, and lighting design. In taking action on the proposed development, the Board shall base its decision on the approval criteria listed in Section 40.10.15.3.C. The development proposal is located at 4220 and 4250 SW Cedar Hills Boulevard between SW Cedar Hills Boulevard and Rose Biggi Avenue; Washington County Assessor's Map 1S1-16AA on Tax Lots 1401, 1700 and 7100. The affected area is zoned Regional Center – Transit Oriented (RC-TO) and is approximately 0.70 acres in size.

4. WASHINGTON COUNTY ELECTIONS DIVISION LOADING DOCK MODIFICATIONS

The following land use applications have been submitted for modifications to an existing commercial building at 3700 SW Murray Boulevard. The development proposal is located on Washington County Assessor's Map 1S1-09CC, on Tax Lot 4600. The site is zoned Station Community Multiple Use (SC-MU) and is approximately 2.43 acres.

ADJ2001-0003: Adjustment

Request for Adjustment approval in order to modify the development standard of the SC-MU district requiring off street loading spaces to be placed behind or to the side of buildings to avoid blocking pedestrian connections, pursuant Section 20.20.60.A.I.H of the Beaverton Development Code. Also, loading areas shall be screened from the street or any pedestrian way by solid walls, or landscaping, or both. The Board of Design Review will review the applicant's request to place a loading dock along that portion of the existing building that faces the street. This request will be subject to a public hearing. The Adjustment approval criteria is found in Section 20.20.60.A.4.B of the Beaverton Development Code.

5. VAR2001-0007 - DANIA FLAG POLE VARIANCE

This land use application has been submitted requesting a Sign Variance for the purpose of erecting two (2) additional flag poles, for a total of four (4) flag poles, at the main entrance of a retail store. Section 60.30 of the City's Development Code includes flag poles as part of Sign Regulations, therefore, modification to these regulations will require a Sign Variance. The development proposal is located at 17005 NW Cornell Road; Washington County Assessor's Map 1N1 30DC, on Tax Lot 200. The site is zoned General Commercial (GC) and is approximately 5.00 acres in size. In taking action on the proposed development, the Board of Design Review shall base their decisions on the approval criteria listed in Section 40.80.15.4.C of the City of Beaverton's Development Code.

APPROVAL OF MINUTES FOR JANUARY 17, 2002

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.